

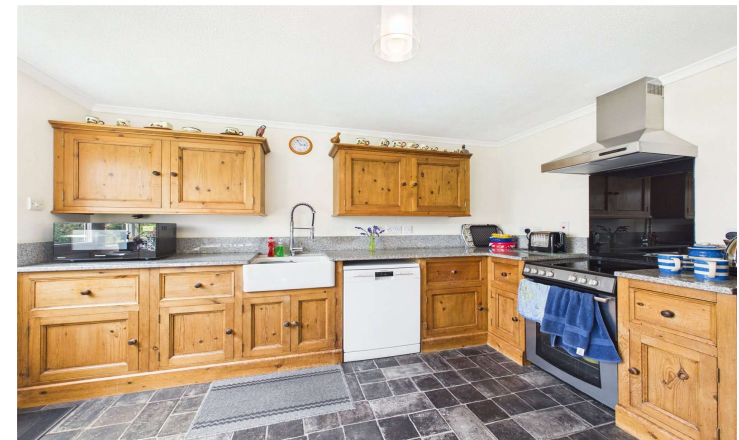


Bond
Oxborough
Phillips

Changing Lifestyles

Faraway
Milton Damerel
Holsworthy
Devon
EX22 7DH

Asking Price: £325,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- WRAP AROUND GARDEN, WITH SOUTH FACING ASPECT TO THE REAR
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SINGLE GARAGE
- EDGE OF VILLAGE LOCATION
- EPC D & COUNCIL TAX BAND C



Situated on the edge of the sought-after village of Milton Damerel, Faraway is an attractive and well-presented detached bungalow offering spacious and versatile accommodation, set within private wraparound gardens, with a south facing aspect to the rear.

The property enjoys a peaceful rural position whilst remaining within easy reach of the surrounding villages and the nearby market town of Holsworthy, which provides a comprehensive range of everyday amenities. The stunning North Cornish Coastline is also within comfortable driving distance, offering a selection of popular beaches and coastal walks.

Internally, the accommodation is well laid out and light-filled throughout. The kitchen/diner provides a practical and sociable space, ideal for everyday living and entertaining. The kitchen is made with reclaimed pine and granite worktops. The separate living room is generously proportioned with a feature wood burning stove and benefits from an adjoining sunroom, creating a bright and inviting area in which to relax whilst enjoying views over the garden.

The property offers two well-sized double bedrooms, both providing comfortable accommodation, along with a family bathroom.

Externally, Faraway truly comes into its own. The wraparound garden offers a good degree of privacy and provides a wonderful space for outdoor enjoyment, gardening, or simply taking in the peaceful surroundings. In addition, the property benefits from off-road parking for several vehicles and a single garage, with light, power and plumbing connected, offering further practicality and storage.

EPC D and Council Tax Band C.





Directions

From Holsworthy proceed on the A388 Bideford road for some 5 miles until reaching Venn Green. Here turn right signed Milton Damerel, follow this country road for approximately 1 mile until reaching the hamlet of Strawberry Bank. Proceed straight through Crossways Cross and the residence will be found on the right-hand side with the property name 'Faraway' on the gate clearly displayed.

Situation

The residence is most conveniently located between the market towns of Holsworthy, Bideford and Torrington. These offer an excellent range of local/national shops, professional services, leisure amenities and schooling to secondary level. The nearby filling station/convenience store at Horrelsford also provides the day to day essentials. The regional North Devon's Centre of Barnstaple with its acclaimed shopping centre is about 45 minute drive and has a wider range of amenities and via the North Devon link road gives access to the M5 near Tiverton. This area of Devon is still largely unspoilt with the Rivers Waldon and Torridge meandering through rolling farmland. The nearby prestigious "Woodford Bridge Country Club" offers some of the finest leisure/sporting facilities in the region whilst the very popular farm shop, Lizzie's Larder, is within walking distance of the property. The spectacular North Devon/Cornwall Coast, Dartmoor and Exmoor are within easy driving distance, whilst the River Torridge system offers superb opportunities for the keen game fisherman.



Faraway, Milton Damerel, Holsworthy, Devon, EX22 7DH

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Internal Description

Entrance Hall - 11'9" x 3'6" (3.58m x 1.07m)

Kitchen/Diner - 11'8" x 11'8" (3.56m x 3.56m)

Living Room - 17'10" x 11'8" (5.44m x 3.56m)

Sunroom - 9'3" x 7'11" (2.82m x 2.41m)

Bedroom 1 - 14'3" x 11'8" (4.34m x 3.56m)

Bedroom 2 - 11'8" x 8'4" (3.56m x 2.54m)

Bathroom - 7'9" x 7'5" (2.36m x 2.26m)

Garage - 16'11" x 9'3" (5.16m x 2.82m)

Services - Mains water and electric. Private drainage. Fibre broadband connected to the property.

EPC Rating - EPC D (64) with the potential to be C (79). Valid until April 2036.

Council Tax Banding - Band 'C' (please note this council band may be subject to reassessment).

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able to verify the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

We are here to help you find and buy your new home...

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Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

